Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0850/12

Site: **12 Upper Boundstone Lane Lancing**

Proposal: **Removal of existing glass roof from existing conservatory raise walls, and adjust glazing, new felt flat roof**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for external alterations to an existing conservatory off the rear of the existing bungalow, with the height of its flat roof raised by 800 millimetres.

The application site is a bungalow which has also been extended at the rear by way of a flat roof extension to its north side. The street is residential in character with a school immediately opposite.

Relevant Planning History
None

Consultations
Lancing Parish Council: No comments raised

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The physical alterations are to an existing rear projection that is not visible from public vantage point. It is unfortunate that the top of the roof would sit above the eaves of the main house, but it at least would match another extension to the property.

For these reasons the development would be sufficiently integrated visually with the main building to raise no visual harm.

Residential amenity – effect on existing dwellings

The neighbour principally affected by the development is the one attached to it (the development is physically removed from the remainder)

The higher roof would reduce some of the attached neighbour's outlook and some loss of light would occur from it.

However the severity of the impact arising from an additional 800mm of built form would be marginal when set against the present circumstance of the high wall of the existing conservatory.

The French doors serving the living room of this attached neighbour are positioned some distance from the shared boundary with the application property, which reduces the severity of impact further still.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External materials and finishes to match existing

Informative

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 2-08-2012

Authorised and signed by: Peter Barnett Date: 3 August 2012